

CITY OF BRANDON PLANNING COMMISSION

REGULAR MEETING

Wednesday, February 19, 2025 - 7:00 p.m.

Council Chambers - City Hall

AGENDA

1.0 Roll Call

2.0 Adoption of Agenda

3.0 Confirmation of Minutes – January 15, 2025

4.0 Public Hearing

a. By-law No. 7409 Rezone

1910 Bell Avenue

Owner: Waverly Developments Ltd.

Applicant: Waverly Developments Ltd. (John Burgess)

Following receipt of all representation, it is the recommendation of the Planning & Buildings Department:

1. That the Public Hearing for By-law No. 7409 to rezone 1910 Bell Avenue (Lot 32, Plan 70982 BLTO) from Development Reserve (DR) to Residential Moderate Density (RMD) zone be concluded.
2. That the Planning Commission recommend City Council approve By-law No. 7409 (Z-08-24) to rezone part of 1910 Bell Avenue (Lot 32, Plan 70982 BLTO) from DR Development Reserve to RMD Residential Moderate Density.

b. Conditional Use

1328 Rosser Avenue & 115 – 14th Street

Owner: 6347470 Manitoba Ltd.

Applicant: Burns Maendel Consulting Engineers Ltd. (Daniel Burns)

Following receipt of all representation, it is the recommendation of the Planning & Buildings Department:

1. That the Public Hearing for Conditional Use application at 1328 Rosser Avenue & 115 – 14th Street (Lots 21/25, Block 56, Plan 2 BLTO) be concluded.

2. That Conditional Use Application C-01-25 to allow for the development of a three-storey, 24-dwelling-unit building in the DMU Downtown Mixed Use Zone, with dwelling units on the first storey adjacent to a Commercial Corridor as identified in The Downtown Brandon Secondary Plan, be approved at 1328 Rosser Avenue and 115 – 14th Street (Lots 21/25, Block 56, Plan 2 BLTO) in accordance with the attached letter of intent “Attachment A-1 to A-2”, site plan “Attachment B-3”, and elevation plan “Attachment B-4”, subject to the owner or successor:
 - i. Entering into a development agreement with the City of Brandon with conditions set out in Attachment D of this report;
 - ii. Prior to issuance of a development permit, submitting a Status of Title to the City of Brandon Planning & Buildings Department confirming that 1328 Rosser Avenue and 115 – 14th Street have been consolidated into a single property; and
 - iii. Submitting a written confirmation to the City of Brandon Planning & Buildings Department that arrangements have been made for addressing of the consolidated property and proposed dwelling units to the satisfaction of the City of Brandon Real Estate Administration.

c. Conditional Use

332 & 338 – 10th Street

Owner: GPC Manitoba Ltd.

Applicant: Concept Homes Construction (Joel Cardinal-Schultz)

Following receipt of all representation, it is the recommendation of the Planning & Buildings Department:

1. That the Public Hearing for Conditional Use application at 332 & 338 – 10th Street (Lots 5/6, Block 25, Plan 2 BLTO) be concluded.
2. That Conditional Use Application C-04-25 to allow for the construction of a multi-unit building in the DMU Downtown Mixed Use Zone, with dwelling units on the first storey adjacent to a Commercial Corridor as identified in The Downtown Brandon Secondary Plan, be approved at 332 & 338 – 10th Street (Lots 5/6, Block 25, Plan 2 BLTO) in accordance with the attached letter of intent “Attachment A-1”, subject to the owner or successor:
 - i. Prior to issuance of a development permit, submitting a Status of Title to the City of Brandon Planning & Buildings Department confirming that 332 and 338 – 10th Street have been consolidated as a single property;
 - ii. Mitigating increased run off from the property, limiting run off to that of pre-development condition; and

- iii. Submitting a written confirmation to the City of Brandon Planning & Buildings Department that arrangements have been made for addressing of the consolidated property and proposed dwelling units to the satisfaction of the City of Brandon Real Estate Administration.

5.0 General Business

- a. Tracking Table
- b. Administrative Business
- c. Absences From Upcoming Meetings

6.0 Adjournment